

# **Crake Trees**

Crosby Ravensworth, District of Eden, Cumbria

## **THE EARTHWORKS**

June 2012



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*Prepared for Mr M and Mrs R Tuer as part of a Higher Level Stewardship Agreement by:*

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**Site Name:** Crake Trees, Crosby Ravensworth, Eden District, Cumbria  
**Clients:** Mr M and Mrs R Tuer  
**NGR:** NY 6157 1556  
**Oasis Reference:** alanwill1-129068  
**Field Visits:** March 2012



**Plate 1:** *Looking across Crake Trees from the limestone ridge to the west*

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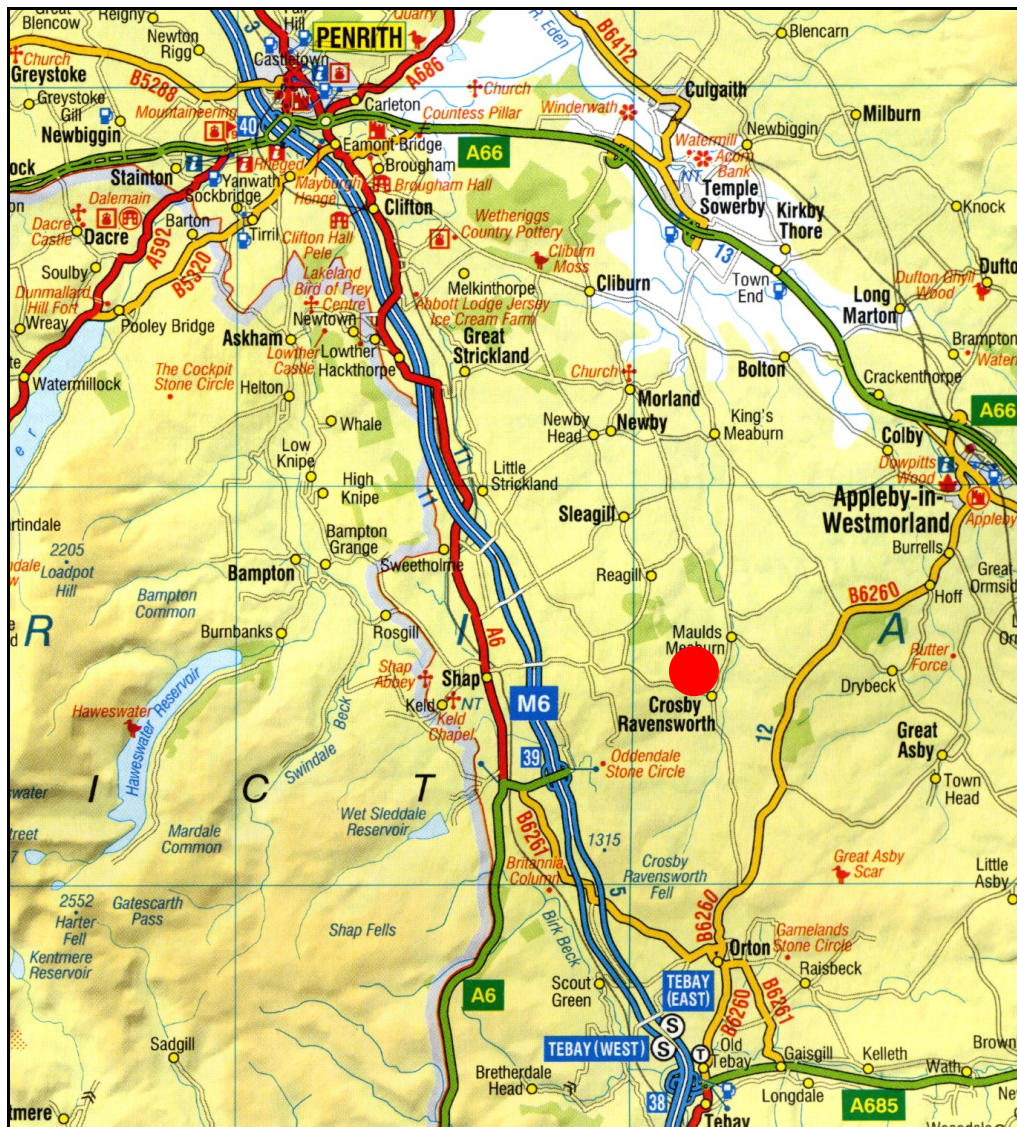
## **SUMMARY**

*The remains of Crake Trees tower-house constructed in the fourteenth century and adapted over succeeding centuries, lies adjacent to post-medieval farm ranges within farmland five miles to the west of the market town of Appleby in Cumbria. The structure is listed grade II and the area immediately around is scheduled. Historic earthworks extend well beyond the scheduled monument over a total area of 3.75 hectares.*

*The tower house is in rapid decay and is listed within the English Heritage 'At Risk' Register for the Eden District of Cumbria. As part of a Higher Level Stewardship (HLS) partnership between the landowner and Natural England, a management plan has been prepared for the long-term conservation and maintenance of the ruins and surrounding earthworks following on from earlier removal of trees from walls and clearance of tipped material from the site.*

*This report, part of the management plan, provides a summary description of the character of the earthworks lying around the tower house and reviews evidence for the interpretation of these features, this last based primarily on an extensive English Heritage survey and report prepared in 2000.*

*Recommendations for protection of the earthworks during the proposed conservation works are for the establishment of a working compound for mixing mortar etc. within the walled yard area adjacent to the current residential buildings; appropriate provision of low-pressure tyres for plant movement up to the tower house and for protection of earthworks if there is a requirement to cross any upstanding features. Preliminary recommendations are also provided for an approach to the proposed rebuilding of the east wall of the tower house.*



**Figure 1:** The location of Crake Trees (red circle) to the east of the M6 Motorway in Cumbria

## 1. INTRODUCTION

### 1.1 Requirement for Recording and Planning Background

The listed and scheduled remains of Crake Trees tower-house are entered on the English Heritage At Risk Register (English Heritage 2008) where it is described as in ‘very bad’ condition, and have been identified as appropriate for conservation under a Higher Level Stewardship (HLS) Agreement entered into between the owners, Mr M and Mrs R Tuer of Crake Trees Manor, and Natural England. The following report forms one component of an overall management plan prepared as part of this agreement which will guide the long-term

maintenance of the site, setting out the context of these remains within a broader landscape.

## **1.2 Objectives of the Management Plan**

The overall objectives of the management plan (MP) for Crake Trees tower-house are set out in section 1.2 of the project brief prepared by Tom Gledhill, Historic Environment Advisor for Natural England in August 2011:

- To identify the works required to bring the ruins back to good repair, based on an 'informed conservation' approach;
- To provide a record of the tower house and to provide information which will increase knowledge of the site and aid future interpretation;
- To provide a full specification and fully costed schedule for repair.

## **1.3 Requirements for Recording and Analysis**

The project brief sets out a range of requirements for structural survey and architectural and archaeological input (section 4) to inform the management plan. These include:

1. A metric survey of the structural remains;
2. Analysis of the fabric incorporating a structural inventory with phased plans and elevations;
3. An archaeological analysis of the earthwork remains

This report deals with requirement 3, looking at the extensive earthwork remains surrounding the tower house. This is carried out as a summary update of the in-depth survey of the earthwork remains prepared by English Heritage in 2000 (*An architectural and archaeological survey of Crake Trees, Crosby Ravensworth, Cumbria* Archaeological Report Series A1/2/ 2000, referred to in this report as EH 2000), noting in particular any changes to the status of the earthworks set out in 2000 along with the preparation of a general photographic catalogue (in digital format) of the site as seen in March 2012. It also proposes access and storage arrangements for the proposed HLS consolidation works.

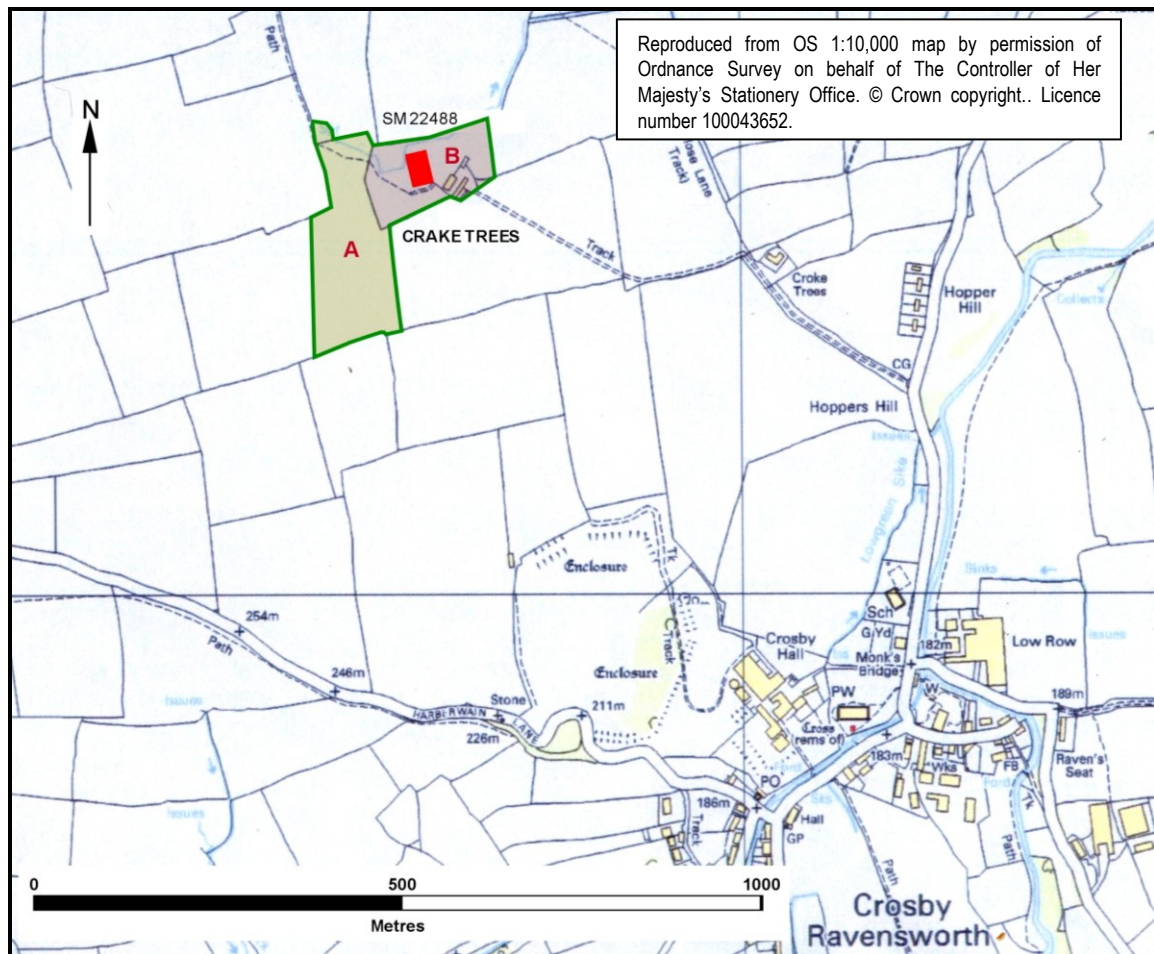
## 1.4 Site Designations

### **Scheduled Ancient Monument**

Crake Trees tower-house and its environs were scheduled in 1993 as ancient monument SM22488. Scheduling of a site by the Secretary of State denotes it is of at least national significance and provides statutory protection over the defined area.

### **Listed Building**

The structural remains of Crake Trees tower-house were listed grade II in 1971.



**Figure 2:** Crake Trees to the north-west of the village of Crosby Ravensworth. The extent of surviving earthworks is outlined in green and identified as A and B as per section 2.1 in this report. The red rectangle indicates the extent of the scheduled monument

## 1.6 Site Inspection

The site was visited in March 2012 when a walkover of the earthworks was carried out and a general (digital) photographic record of the site prepared. Weather during the visit was good and the ground surface dry allowing access to all areas, although the block of land to the east of the current residential ranges was not inspected. An issue noted in the 2000

report was the presence of dumped materials around certain areas of the earthworks. This material was removed in 2003 as noted in the Natural England specification for current works (Gledhill 2011) and today the site is free of modern dumping. Although the structural remains of the tower house have deteriorated significantly since 2000, the earthworks have remained stable when reviewed against the plans prepared within EH 2000. No active erosion or disturbance was noted in the Area B (see figure 2) which incorporates the listed building and scheduled monument. Some farm-related disturbance was noted in Area A including limited rutting along some trackways and occasional poaching by livestock along fenced boundaries. This is a reflection of day-to-day working activities and stocking arrangements within the farm and would not appear to be seriously impacting against the grain of any earthworks.

## **2. CRAKE TREES: LOCATION AND HISTORICAL BACKGROUND**

### **2.1 The Site Today**

Crake Trees tower-house lies in enclosed pastureland on the western side of the valley of the Lyvennet Beck about three quarters of a mile to the north-west of the village of Crosby Ravensworth. The badly decayed and tumbled structure (the building was standing to full height and was partly roofed as recently as 1935 when an RCHME report of the site was prepared) sits on a low sandstone ledge falling gently to the south about 50m to the west of a prominent north-south limestone ridge.

Access to the site is via a track from the south-east which runs to the farm buildings formerly serving the tower house which are now largely converted to residential use. The milking parlour, noted in the 2000 survey, has gone and an offshot added to the west face of the stone barn, the southern part of which is now in residential use and its northern end re-roofed and serving as bed-and-breakfast accommodation. The yard area around the buildings is delimited by a dry-stone wall and a small structure has been added a little way beyond this compound to the north. Field division around the site is mostly by dry-stone wall. The earthworks surrounding the tower house are preserved within two of these walled fields. The eastern field **B**, which contains the remains of the tower house, lies on the flat and contains earthworks throughout. The field to the west **A**, climbs up the limestone ridge. Only the eastern part of this field contains earthworks, the westernmost feature being an 18<sup>th</sup> century sunken-trackway running parallel with the crest of the slope and then zig-zagging down to the east.



## **2.2 Historical Background**

Crake Trees (literally 'crow trees') is described and drawn in Bland's 1866 manuscript *Vale of Lyvennet* which was published posthumously in 1910. It is included in Curwen's gazetteer (1932, 313), was included as a short description in the RCHME Westmorland Inventory for 1936 (81), very summarily in Pevsner (1967, 244), and appears in Perriam and Robinson (1998, 275). The ruins of the house at Crake Trees were surveyed and described by English Heritage in 1999-2000 alongside survey and analysis of the earthworks. The aims of this work were to assess the importance of the site and inform any future management approach to the remains (EH 2000, 1).

The most up-to-date description of the tower house is provided in the report on the standing structure prepared by Peter Ryder as part of the current HLS management plan. In summary, the house was probably constructed in the 14<sup>th</sup> century comprising a hall, solar wing and service block. The original form of its upper floors remains uncertain. The house was occupied by a branch of the Lancaster family whose main seat was at Sockbridge Hall near Penrith. It passed through a number of different lines of the family and eventually to the Lowthers' of Whitehaven and subsequently through this family to the Earls of Lonsdale (EH 2000, 5). Additions and demolitions to the structure were carried out over succeeding centuries and eventually Crake Trees declined in status, from manor house to a working farm house. It was abandoned by 1881 still standing to its full height, but was partly roofless by 1935 when it was described by the RCHME. Today, the building is tumbled and survives very partially. Barrel vaulted store-rooms survive at the south end of the range but east and west walls beyond this block are almost completely lost with only a cross-wall and the north gable wall remaining, both in very fragile condition.

## **3. THE EARTHWORKS**

### **3.1 English Heritage Survey of Earthworks in 2000**

Only little was written about the earthworks surrounding the tower house at Crake Trees until the analysis of the house and surrounding features was produced in 2000 by English Heritage when they were surveyed and a comprehensive plan prepared extending to about 3.75 hectares around the house. Earthworks included a medieval fishpond and possible garden terraces along with remains of ridge and furrow cultivation and field banks as well as substantial sunken ways, linking Crake Trees with adjacent settlements.

Features identified in 2000 were divided into five chronological phases (see appendix 1 for plans). No features were thought to pre-date the tower house. No comprehensive gazetteer was produced for the report, but all significant features were individually identified and described in the accompanying text. A summary description of each of the site phases is provided below. There is no reason within the context of the current management plan, or on academic grounds, to attempt any significant re-interpretation of the earthworks.

### **Phase 1: The Medieval Period (figure 3)**

The house and attached ranges were probably constructed in the 14<sup>th</sup> century. Structurally, the footprint of a lost building (P1) lying to the south of the solar wing was identified in 2000 as a chapel (see Ryder's interpretation in accompanying report).

More widely, a substantial fish pond (W1), now dry, was also identified. This lay to the north of the house and was, at least in part, quarried out probably as a source of stone for the construction of the house. It was supplied with water from a stream and impounded by an earth dam on its eastern flank. Terraces on the western edge of the pond (P2 and P3) may represent a contemporary garden.

The surrounding land was divided and a number of boundary lines were considered in 2000 to be of medieval date (B1 to B10 and B19). Links to other settlements defined by hollow ways (T1 to T4) were present in the medieval landscape. One of these tracks ran south-west from the house, before turning a right angle to climb up the western ridge.

### **Phase 2: Late Medieval and Early Post-Medieval Period (figure 4)**

Evidence for the dating of broad rigg-and-furrow cultivation in the vicinity of the house (F1 to F3) is limited. One identified area (F1) overlies an earlier medieval boundary (B7).

The fish pond (W1) may have been drained at an early date.

An extensive and shallow former limestone quarry (Q1) lies at the north-western edge of the earthworks. The stone was either used for construction or burnt in the possible lime kilns and spread over the fields. Remains of two kilns (K1 and K2) lie within area A. They may have been lime kilns or were possibly used for drying corn.

### **Phase 3: Late 18<sup>th</sup> and Early 19<sup>th</sup> Centuries (figure 5)**

The period saw the improvement of the farmland around the house marked by the insertion of new hedge lines and boundary walls (B11, B13, B15, B16, B17, B18, B19, B20) including small rectangular paddocks or yards (B16 and B17) to the east of the house. Narrow ridge-and-furrow earthworks indicate cultivation of the southern part of Area A, or certainly the improvement of this area. The stone barn range to the south-east of the house was also constructed at this time and access to the site re-orientated, with the creation of a substantial hollow way zig-zagging up the slope to the west (T4). A quarry lies at the north-western edge of the earthworks, possibly as source for the dry-stone walls constructed over the period.

### **Phase 4: Mid 20<sup>th</sup> Century (figure 6)**

This phase saw the construction of a now demolished milking parlour and storage shed adjacent to the stone barn. It is likely that stone from the house, which was now in ruins, and from adjacent yards was used to refurbish dry-stone walls around the area. Land drains may also have been inserted at this time (D1) on the slope to the west, but not certainly so.

### **Phase 5: Late 20<sup>th</sup> Century (figure 7)**

Very minor features including dumps of earth and rubble, vehicle erosion scars etc.

### **Unphased Features**

A number of features which appear on the survey could not be placed within any particular phase.

## **4. CONCLUSIONS**

### **4.1 Interpretation of the Earthworks**

The earthworks around Crake Trees represent features typical of the development of a practical farming landscape over a period of 600 to 700 years; from medieval to modern times. All features are considered either contemporary with or to post date the construction of the tower house at some time in the 14<sup>th</sup> century. A number date from after the abandonment of the house in the 1880s. High-status features - the house was formerly a manor - are few, but include the remains of a fish pond and possible garden terraces to the west.

In the future, specific details of the man-made landscape may be re-interpreted with the benefit of new documentary evidence, new comparative insights or archaeological excavation on the site. However, for the present, the interpretation of the earthworks provided by English Heritage in 2000 would seem secure.

#### **4.2 Current Status of the Earthworks**

- No evidence was noted during the site walkover in March 2012 for ongoing erosion or damage to earthworks in Area B which includes the scheduled area and the field beyond (see figure 2). At a number of points there is limited tumble of dry-stone walls but this is considered beyond the scope of the current survey.
- In Area A, upslope from B, there is some evidence for minor rutting by farm vehicles (none occurring across earthwork boundaries) and limited poaching by livestock. This is in the context of a working agricultural landscape and has not had a major impact on the earthworks. Catalogue photographs 20 and 21 and 25 show limited rutting along parts of T1 and T5; Photographs 28, 32 and 35 show vehicle disturbance at the gateway along south side of wall B15; 36 shows some animal poaching or tracking adjacent to the south corner of B1.

### **5. RECOMMENDATIONS**

The following recommendations are limited to the implications of the proposed HLS consolidation scheme

#### **5.1 Impacts on Earthworks and the Archaeological Resource**

Understanding of the earthwork remains at Crake Trees is quite advanced. However, the understanding and appreciation of the sub-surface archaeological resource is at best partial. In the context of any ensuing project for the consolidation of the tower house, it is certainly impossible to designate any areas of the site within areas A and B as archaeologically sterile. Therefore, any plant must always be used carefully, with due thought to prevailing conditions and with cognisance of the designation of part of the site as a legally protected scheduled monument and the remainder as an important archaeological resource which borders this monument.

## **5.2 Works Compound and Movement Across the Site**

A full strategy for access to the site and for the storage and processing of building materials will be prepared between the conservation building contractors and the site architect and approved by English Heritage prior to any works commencing.

However, if practicable, a compound for storage, mortar mixing and facilities for personnel should be set up within the walled yard (enclosing the residential buildings) at the eastern edge of the site. If this were not practicable, a compound in the earthwork field and adjacent to the scheduled area would be more problematic archaeologically and require at least a watching brief as beyond any hard-standing, areas would potentially need to be stripped and surfaced with appropriate materials.

Any plant used on the site should be equipped with appropriate tyres to prevent rutting and damage to surfaces. Movement of plant (if required) and materials from the compound to the tower house should be along the track identified during the 2000 EH survey (T7, figure 23). No movement of plant should be carried out across earthworks. If any movement of plant beyond route ways is deemed necessary, a suitable strategy in consultation with the managing architect and English Heritage should be implemented to protect these areas. Movement of materials over the remains of the former yard wall B16 up to the tower house should ideally be manual only, or if not possible, carried out with appropriate protection over the exposed feature.

## **5.3 Proposed Rebuilding of Tower House East Wall**

### **5.3.1 Proposals**

The current management plan proposes that the tumbled frontage (east) wall of the tower house should be rebuilt to approximately eaves level. This would both stabilise currently unattached and unstable cross-walls without introducing new supporting structures and constructively re-use recently fallen masonry (the building can be seen standing almost complete but unroofed in a photograph taken in 1935 (EH 2000, 12, fig 10)) which currently overlies floor levels of the building. Aesthetically, rebuilding and clearance would also bring the building back to a coherent visual whole which following recent falls of masonry has been lost.

### **5.3.2 Use of Internal Tumble**

Clearance of internal rubble should be accompanied by an archaeological watching brief. This would both ensure the removal of stones fallen only since 1935 preventing impact on earlier deposits and identify and locate key elements for the rebuild from the rubble spread such as window sills and mullions should they not have been removed elsewhere for re-use.

### **5.3.3 Use of External Tumble**

Recovery of stonework external to the structure would be more problematic and probably less welcome. The 1935 photograph mentioned above clearly shows that ground surface to the east of the building was at that time relatively flat, whilst today there is a talus dropping from the wall to the east. Although almost certainly formed of tumbled masonry, this talus is largely turf-covered. Should recovery of stone be continued in this area, it would require an accompanying written scheme of archaeological investigation and be preceded by the excavation of a trial trench or trial pits to establish the pre-tumble ground surface. Archaeologically, the external tumble is clearly earlier than much of the internal tumble and presumably formed of fabric from the upper parts of the east wall. This would represent material from above the level of proposed reconstruction, although there will also be more appropriately re-usable material from the single-storey porch adjacent to this feature.

## **8. SOURCES**

Bland, J.S (1910) *The Vale of Lyvennet*

Curwen, J.C (1932) *Later records of North Westmorland* WAAS Record series viii

English Heritage (2000) *An architectural and archaeological survey of Crake Trees, Crosby Ravensworth, Cumbria* Survey Report A1/2/2000

English Heritage (2008) *Heritage At Risk Register*

Perriam, D.R and Robinson, J (1998) *The medieval fortified buildings of Cumbria* CWAAS extra series vol. 29

Pevsner, N (1967) *The buildings of England: Cumberland and Westmorland*

**APPENDIX 1: Phase Plans of Earthworks etc. at Crake Trees Prepared by English Heritage in 2000**



Figure 21. Phase diagram of medieval features

Figure 3



Figure 22. Phase diagram of late medieval and early post-medieval features

Figure 4



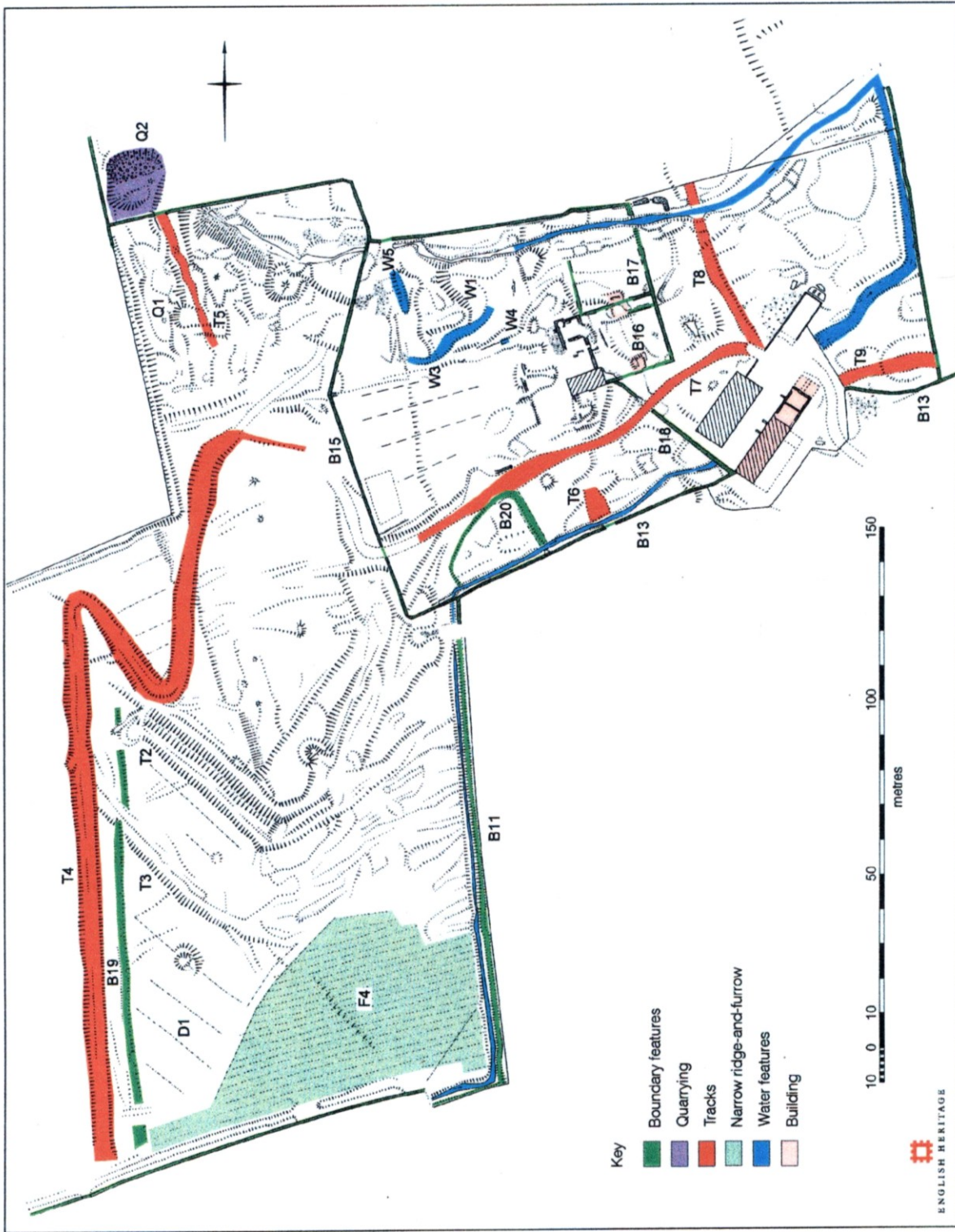


Figure 23. Phase diagram of late 18th and early 19th-century features

Figure 5



Figure 26. Phase diagram of mid-20th-century features

Figure 6



Figure 27. Phase diagram of modern features, miscellaneous earthworks and natural features

Figure 7

## **APPENDIX 2: Photographs of the Site**

A digital archive of photographs of the earthworks at Crake Trees was prepared as part of the current project in March 2012. A selection of the photographs is included here. Codes CT in brackets refer to catalogue reference. Figure 8 locates the catalogue photographs.



*Plate 2: Looking west across the north end of Crake Trees with boundary wall B16 in the foreground (CT 2).*



*Plate 3: Looking north-west across Crake Trees (CT3).*



**Plate 4:** Looking east across Crake Trees with the farm ranges to the right (CT 6).



**Plate 5:** Looking east towards Crake Trees with stone tank (W4) behind the 2m scale (CT 11).



**Plate 6:** Looking west across the former fish pond (W1) to boundary wall B15 (CT 17).



**Plate 7:** Looking north-east towards boundary B1 along line of rutting east of track T4 (CT 21).



**Plate 8:** Looking north along line of trackway T4 (CT 22).



**Plate 9:** Looking south past gate in boundary wall B15 (CT 31).

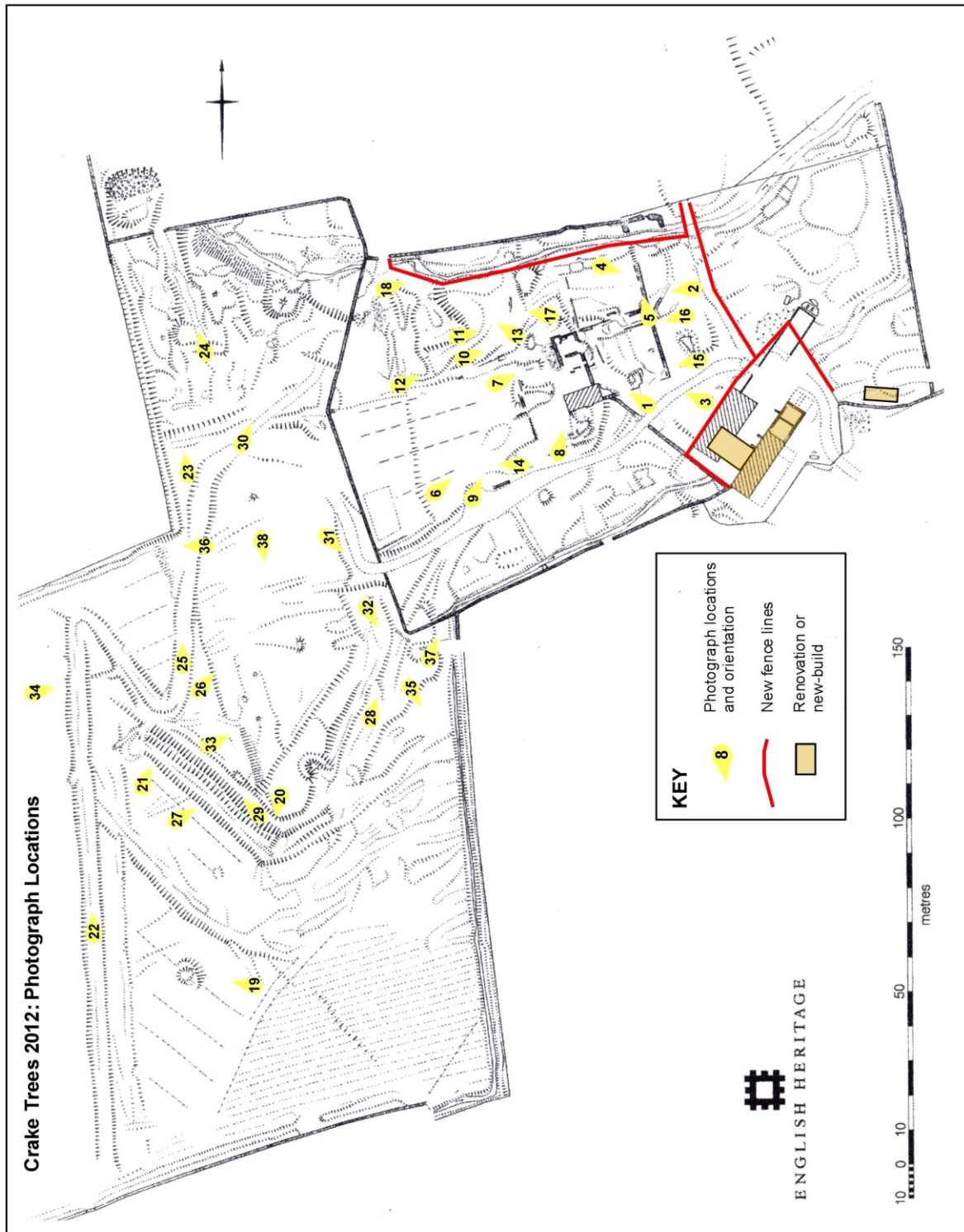


**Plate 10:** Looking west at corner of boundary B1 showing limited livestock poaching and disturbance (CT 36).



## Catalogue Photographs (Digital Copies) Taken in March 2012

Code Ref	Description
CT1	Looking NW across front of house
CT2	Looking NW across N end of house
CT3	Looking NW towards front of house
CT4	Looking E towards E end of B16
CT5	Looking N along B16
CT6	Looking E towards house
CT7	Looking E towards the rear of the house
CT8	Looking N towards S face of house
CT9	Looking NE towards house
CT 10	Trough W4 looking E
CT11	Trough W4 looking W
CT12	Looking E across N face of house
CT13	Looking W across former fish pond W1
CT14	Looking W across remains of boundary B10
CT15	Looking W towards front of house
CT16	Looking W towards front of house B17 in foreground
CT17	Looking W across former fish pond W1
CT18	Looking E across E bank of stream and N boundary wall
CT19	Kiln K2 looking SW
CT20	Looking south across trackway T1
CT21	Looking N along minor rutting in T4
CT22	Looking N across upslope portion of T4
CT23	Looking N at rutted area to E of B1
CT24	Looking N at rutted area to S of B6 and E of B1
CT25	Looking N towards corner of B1 along trackway T4
CT26	Looking N across Area A showing minor rutting by agricultural vehicles
CT27	Looking NE across boundary B11 with T1 and T2 in foreground
CT28	Looking NE towards boundary B15
CT29	Looking NW along trackway T1
CT30	Looking NW at rutted area to E of B1
CT31	Looking SE along B15
CT32	Looking SE towards gate in B15 showing rutting
CT33	Looking W across quarried area Q1
CT34	Looking E across Areas A and B towards house
CT35	Rutting at gate towards N end of B11
CT36	South corner of B1 looking W. Animal poaching
CT37	Tumble area towards W end of wall B13
CT38	Looking S across Area A
CT39	Looking S along rutted track



**Figure 8:** Location and orientation of photographs taken in March 2012 with courtesy to English Heritage for plan base

**APPENDIX 3:**

**Project Brief for a Management Plan for consolidation of Crake Trees  
Tower House,**

**HLS Application No. AG00377470**

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**11<sup>th</sup> August 2011**



## **1.1 Introduction**

The Management Plan is needed to determine the work required to secure the future of Crake Trees Tower House. The management plan will inform any subsequent application for funding for conservation works.

The Management Plan is divided into two parts.

**Part One** (sections 1 to 6) relates to the work required to determine the extent of the repair works.

**Part Two** (section 7 onwards) is dependent on the outcome of Part One.

Crake Trees Farm is expected to enter into an Higher Level Stewardship Agreement in October 2011. Crake Trees Tower House is scheduled as Scheduled Monument No. 22488.

Crake Trees Tower House is on the Heritage at Risk Register and is described as: *C14 tower house with C16 and C17 additions in ruins, with further collapse possible. A management agreement has ensured removal of tipped material and of trees which grew from walls.*

Particular problems include tree growth, missing voussoirs and deformation of the vault, failing lintels and unstable masonry. A significant section of one gable has recently collapsed.

A management agreement with English Heritage funded the removal of trees and tipped material in 2003-5, however many of the trees have re-grown and further clearance may be necessary before recording takes place

A topographic survey of the area surrounding the monument was undertaken by English Heritage in 2000 and will be made available to the contractor undertaking the management plan

A structural survey of the monument was made in 2003 by English Heritage and is included with this tender pack. The monument has deteriorated significantly since then, and this survey needs to be brought up to date.

Natural England envisage that the proposed management plan be completed in such time to allow future consolidation work to commence in 2012 depending on the availability of funding.

## **1.2 Objectives of the Management Plan**

- To identify the works required to bring the surviving structures back to good repair, based on an 'informed conservation' approach.

- To provide a record of the tower house and to provide information which will increase knowledge of the site and aid future interpretation.
- To provide a full specification and fully costed schedule for repair.

## **Tender submission**

- Tenders should be sent to the owners Mr & Mrs Tuer in hard copy, and should be submitted to Tom Gledhill at Natural England by email.
- Tenders must be based on the requirements set out in each section of this brief and each item of work costed separately.
- Tenders must allow for any statutory responsibilities arising as a result of the proposed works, including but not limited to, any duties under the Construction Design and Management Regulations, Site Waste Management Plan Regulations 2008, Building Regulations, the General Permitted Development Order, and any other planning requirements and necessary consents such as Listed Building Consent or Scheduled Monument Consent.
- As Part Two (section 7 onwards) is dependent on the outcome of Part One, itemised costs for this part of the plan should be in the form of provisional sums.
- It is assumed that should the management plan lead on to restoration, the services of the architect will be retained to oversee this to completion. Tenders should therefore include an indication of the rate that would be charged for this expressed as a percentage of the cost of the work.

The submission must also include:

- A method statement demonstrating how the work will be undertaken,
- Identification of who will undertake the work and an outline of their professional expertise in building conservation and buildings of this type,
- A draft project timetable for the completion of the work, including consideration of any key consultation/discussion stages.



## **Content of the Management Plan**

### **1. Summary**

A concise summary of the aims of the project and the main findings.

### **2. Site Location and Description**

This section should include an overall site plan to an appropriate scale of Crake Trees Tower House including all relevant features.

Photographs of the surviving structures from key viewpoints should be included and cross-referenced to the scaled plan. A description of the threats and issues facing the hall should be included.

### **3. Summary of the Historical Development and Statement of Significance**

A brief summary of the historical development of Crake Trees Tower House. In order to inform the summary, the tower house should be researched through map regression using historic maps and other available documentary sources.

A statement of the significance of the site should be included, in order to assess the structure from both a local and regional perspective, and a comment on its contribution to the local landscape character and public amenity. The findings from section 4 below, 'Analysis and Recording' should be used to inform the summary

### **4. Recording and Analysis**

Undertake recording of the structure of the hall according to the Metric Survey Specifications for Crake Trees Tower House supplied as Appendix One below. We require that **quotes are given for two alternative options:**

- i) 3D Photogrammetric recording
- ii) Photogrammetric recording based on 3D laser recording

A list of suitable sub-contractors (supplied by English Heritage) able to undertake this aspect of the work is attached.

A limited amount of saplings/regrowth will need to be removed in order to complete the survey. This will be organised by the architect as part of the management plan. The removal of saplings and regrowth at this stage will be limited to that required to conduct the survey and, in order to avoid the need for scheduled monument consent, any disturbance of the building fabric will be avoided and the stumps will not be poisoned at this stage.

Using the Structural Survey undertake an analysis of the fabric of the standing remains, compiling a structural inventory, and providing phased plans and elevations.

Using the existing topographic survey undertake an archaeological analysis of the earthwork remains, linking them with the structural analysis. This will be used to inform the most appropriate access routes for building contractors

during the implementation stage of the project, and will be used to inform any interpretation.

### **5. Condition Survey**

Prepare a comprehensive survey of the tower house and its condition. This survey should be illustrated using photographic images of elevations and details, or survey drawings if appropriate, which in turn must be tied into a scaled plan. Where necessary, a structural engineers report should be included. Comments should be made on the feasibility of repair, highlighting good points as well as looking at defects and the remedies required. The survey should prioritise work into immediate (1-2 years), necessary (2-5 years) and desirable (5-10 years).

### **6. Protected Species Survey**

Identify the location of, and use of the site by, any protected species which use the structures either seasonally or throughout the year and consider their requirements and mitigation, and the legal obligations under the relevant wildlife legislation, when compiling the plan and scheduling of works.

If protected species are found, a licence may be needed before work can take place. Certain species using a building may be protected under the UK Wildlife & Countryside Act (1981) and/or European wildlife legislation. Species lists can be found at:

<http://www.naturalengland.org.uk/conservation/wildlife-management/licensing/habsregs.htm>

or by contacting the local Natural England office.

**Once the above points of the brief have been addressed, the draft management plan as outlined in Part One above should be submitted to Natural England, English Heritage, and the owner. A meeting should then be held on site to discuss the scope of the proposals and for all parties to agree the requirements for Part Two.**





## **PART TWO**

### **7. Building Repairs and Alterations**

Using information from 1 to 6 above:

Identify the repair work which is eligible for funding under HLS and prepare a full specification for materials and work methods, together with a schedule of works in order for comparable quotations from building contractors to be obtained.

### **8. Maintenance**

Outline the maintenance which will need to be undertaken once the repairs set out in section 7 have taken place in order to keep the structure in good condition.

**At this stage the consultant should provide a copy of the Management Plan to the owner, English Heritage and Natural England which covers the above points of the brief. This will enable Natural England and English Heritage to comment prior to proceeding with an invitation to building contractors to tender for the building work.**

### **9. Application for Scheduled Monument Consent**

Prepare and submit an application for Scheduled Monument Consent on behalf of the owner. The architect will be responsible for ensuring that any other necessary consents have been obtained, and that applicable regulations are complied with.

### **10. Tender and Tender Reporting**

Using the agreed specifications and schedules of work, obtain 3 competitive quotes from building contractors with demonstrable experience of working on building conservation projects and buildings of this type. Evaluate and make an assessment of the tenders and provide a written and justified recommendation to Natural England and the owner as to which offers the best value.

### **11. Reporting Requirements**

Natural England will require 2 copies of the final Management Plan.

- Ensure final and draft versions of the Plan are clearly paginated and labelled with full explanatory title, their status and date;
- Acknowledge all people and organisations involved in developing the plan;
- All maps and plans should have clear keys and should have a scale and a north point.
- A common series of base maps and plans should be used wherever possible to aid the location of relevant features.

An additional copy should be submitted to Beverley Jackson at English Heritage:

Beverley Jackson  
English Heritage North West Region  
Canada House  
3 Chepstow Street  
Manchester  
M1 5FW

and Cumbria Historic Environment Record at the County Council:

Mark Brennand  
Senior Historic Environment Officer  
Environment  
Cumbria County Council  
County Offices  
Kendal  
LA9 4RQ

**NB. Production of the Management Plan does not oblige either Natural England or the owner to continue further with the restoration project. Further funding for the next stage, the building works, is a separate item and is dependant on whether the proposals are acceptable and fall within the main objectives of HLS.**